

PLANNING APPLICATION FEE SCHEDULE

1500 Warburton Avenue, Santa Clara, California 95050

Ph: (408) 615-2450; Fax: (408) 247-9857; Email: planning@santacalaraca.gov

Fees Effective

July 1, 2020

Resolution 20-8839 adopted by the City Council on April 28, 2020 established the following Fee Schedule for Planning Applications. The fee shall be paid at the time of filing of these applications and no application will be considered until the fee is paid. No fee shall be refunded because of the denial of any application. No fee shall be charged for school districts, municipal corporations or agencies of the State of California and United States Government for public projects. Please contact Planning Staff for any questions related to these fees.

ABC REVIEW VERIFICATION ¹\$533

ANNEXATION OF TERRITORY TO THE CITY OF SANTA CLARA
(Not under the Annexation Act of 1913) ¹\$37,308

APPEALS

Non-Applicant, Resident ¹\$469
All Others ¹\$9,381

ARCHITECTURAL REVIEW

Staff Architectural Review over the counter No Charge
Minor Amendment to Approved Projects ¹\$799
Single family residential going to DRH ¹\$878
New Development/Non-Single Family ^{1,2}\$31,978
Design Consultant Review Contract Cost + Administration

CERTIFICATE OF COMPLIANCE

Pursuant to SCCC 17.10.280 ¹\$2,132

CONTRACT ADMINISTRATION At Cost

DEVELOPMENT AGREEMENT

Pursuant to Chapter 17.10 SCCC ¹\$31,978
Amendment or Cancellation ¹\$10,660

ENVIRONMENTAL REVIEW (CEQA)

Environmental Impact Report (EIR) ^{1,2,4}\$31,978
Supplemental EIR ^{1,2,4}\$15,989
Initial Study and/or Negative Declaration ^{1,2}\$21,319
Exemption ¹\$799
Exemption (Paperless) No Charge
Recordation of Exemption ¹\$508
Re-Use of Prior Environmental Determination ¹\$1,599
Addendum to Prior Environmental Determination ¹\$4,263

FLOOD ZONE VERIFICATION ¹\$266

GENERAL PLAN AMENDMENT

Single Family ^{1,2}\$2,664
Up to one acre ^{1,2}\$21,319
One to five acres ^{1,2}\$31,978
Over five acres ^{1,2}\$37,308

HERITAGE TREE REMOVAL ¹\$745

HISTORICAL REVIEW

Significant Property Alteration – Major
Single Family ¹\$878
All Others ¹\$10,660
Significant Property Alteration – Minor
Single Family ¹\$586
All Others ¹\$1,861
HLC Review
Single Family ¹\$878
All Others ¹\$10,660
Non-Historical Referral to the HLC
Standard ¹\$469
Comprehensive ¹\$878

MILLS ACT APPLICATION ¹\$7,564

MINOR MODIFICATIONS

Single Family ¹\$533
All Others ¹\$1,332

OFF-SITE PARKING PERMITS

Citywide ¹\$1,332
Events North of 101 ¹\$1,332
Off-Site Parking Facilities per Space/Event\$5.91

PRE-APPLICATION

Single Family ^{1,5}\$468
Planning Review ^{1,5}\$3,125
Project Clearance Committee Review ^{1,2,5}\$5,330

REPOSTING PUBLIC NOTIFICATION

Single family ¹\$117
Non-Single Family ¹\$1,066
Re-Noticing in Newspaper At Cost
(Note: This fee is charged for active projects when revised project descriptions require an additional public notice)

REZONING

Single lot to R1 ¹\$8,197
Non-Planned Development (PD) ^{1,2}\$18,610
Planned Development (PD) ^{1,2}\$53,297
Planned Development Master Community (PD-MC) ^{1,2}\$63,957
Development Area Plan for PD-MC rezoning ^{1,2}\$34,643

SIGNS

Individual Sign (attached or ground) for 1st Sign ¹\$312
Each Additional Sign ¹\$77
Temporary Sign/Street Banner ¹\$77
Temporary Sign Removal ¹\$133
Master Sign Program ¹\$3,997

SPECIAL PERMITS

Special Permit – Council Approval ¹\$2,664
Special Permit – Non-Profit ¹\$250
Special Permit – Admin Approval ¹\$1,332

STORMWATER MANAGEMENT PLAN REVIEW ¹\$799

TENTATIVE MAPS

4 or Fewer Lots ^{1,2}\$15,989
5 or More Lots ^{1,2}\$21,319
Lot Line Adjustment ^{1,2}\$5,330

TECHNOLOGY SURCHARGE

Applied to all fees except “at cost” fees 3.37% of Application Fee

TIME EXTENSIONS

Entitlement Extension ¹ 50% Application Fee
Reactivation of Inactive File ¹ 25% Application Fee
(Note: Expired permits must file a new application with 100% of applicable fees)

USE PERMITS

Minor Use Permit ^{1,3}\$5,628
Standard Use Permit ^{1,3}\$13,027

VARIANCE

Single family ¹\$3,133
All others ^{1,2}\$9,313

ZONING CODE TEXT AMENDMENT ^{1,2}\$23,984

ZONING VERIFICATION ¹\$455

¹. A Technology Surcharge will be assessed at 3.37% of the application fee for all applications except those that are collected “at cost.”

². DPW, Fire, and/or Water fees apply (these fees are collected only once if multiple applications are concurrently submitted for a single project).

³. DPW, Fire, and/or Water fees apply except for alcohol sales only without outdoor seating or tenant improvements.

⁴. Fire Department CEQA Review Fee applies.

⁵. 50% of the fees associated with a Pre-Application review will be applied towards a formal application if said application is submitted within three months of receiving the responses on the Pre-Application.

Other Departmental Review Fees

These fees are charged by Departments outside of the Community Development Department for certain Planning Applications

Department of Public Works

Architectural Review	\$846.86
EIR	\$4,385.45
IS/MND/ND	\$2,628.75
Lot Line Adjustment	\$677.91
Pre-Application	\$846.86
Rezone	\$846.86
Tentative Map (Less than 4)	\$1,496.44
Tentative Map (4 or more)	\$2,382.13
Use Permit	\$411.36
Variance	\$411.36
Traffic Study Report Review	\$2,636.09

Fire Department

CEQA Review (up to 6 hours)	\$1,397.89
CEQA Review (each additional hour)	\$212.83
Planning Application Review	\$617.20

Water & Sewer Utilities Department

Project Clearance Committee Review	\$591
--	-------

Outside Agency Fees

These fees are subject to change by the jurisdiction assessing the fee and are provided here for convenience only.

CEQA Document Declarations & Dept. of Fish and Wildlife Fees

(Make Checks Payable To: Santa Clara County Clerk-Recorder; Deliver Checks to City of Santa Clara Planning)

Notice of Determination (EIR)	\$3,343.25
Notice of Determination (ND) and (MND)	\$2,406.75
Environmental Document Pursuant to a Certified Regulatory Program (CRP)	\$1,136.50
County Administrative Fee (for all CEQA filings)	\$50.00

Airport Land Use Commission (projects within ALUC boundaries)

(Make Checks Payable To: Santa Clara County-ALUC; Deliver checks to Santa Clara County Planning Department)

ALUC filing fee (Major projects)	\$1,829
ALUC filing fee (Minor projects)	\$1,067
ALUC filing fee (De Minimis projects)	\$747

Frequently Asked Questions

What is the difference between a Minor Use Permit and a Standard Use Permit?

- Examples of a Minor Use Permit include: alcohol related uses, incidental entertainment uses, outdoor walk-up service facilities, etc.
- Examples of a Standard Use Permit include: auto sales car lots, auto-related uses, nightclubs, animal care uses, etc.

What kind of Architectural Review can be completed over the counter at no charge?

- Single-family detached reviews that do not go to a Development Review Hearing, installation of solar panels, interior remodels excluding 4 or more bedrooms, and roof replacements.

What types of projects qualify as a Minor Amendment to an Approved Project?

- Tree removals/landscape changes on commercial, industrial, or multi-family residential properties; restriping or reconfiguration of parking lots; minor architectural changes; off sale beer and wine licenses; DMV license for wholesale auto sales, etc.

What is a Reactivation of an Inactive File and what would cause me to be charged that fee?

- If an applicant fails to make progress on a Planning Application for more than six (6) months, a Processing Time Extension fee will be assessed at a rate of 25% of the initial application fee.

When does an hourly rate apply instead of one of the listed fees?

- Additional hourly fees may apply above and beyond those identified on the front of this application, e.g., if multiple community meetings are needed for a single application.
- For requests that do not fall under an identified application category, an hourly fee may be applicable.
- Please reference the most recent User Fee Study for current hourly rates and additional information.